



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-32
DATE: October 8, 2015
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Revised Preliminary Plat and PUD (Planned Unit Development) Amendment

APPLICANT: Sweetgrass Communities, L.L.C.
LOCATION: Northwest corner of Tecumseh Road and 12th Avenue N.E.
WARD: 6

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an amendment to the Planned Unit Development for Red Canyon Ranch. The proposal would change the use of approximately 5.97 acres from commercial uses to single-family residential use and replat the undeveloped remainder of the property.

Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

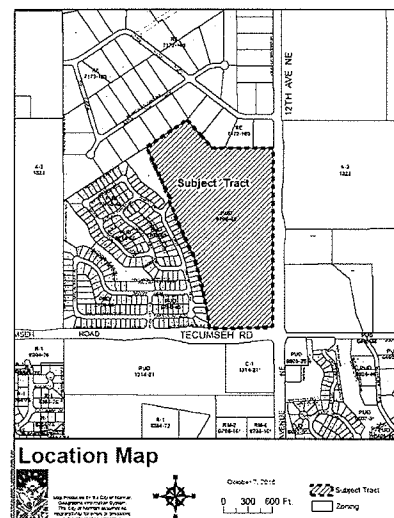
This applicant has filed a concurrent application for Planning Commission consideration of this project at their November 12, 2015 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 15-32

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

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| APPLICANT/LAND OWNER Sweetgrass Communities, LLC | ADDRESS 1320 N. Porter Norman, OK 73071 |
| EMAIL ADDRESS tom.mccaleb@smcokc.com | NAME AND PHONE NUMBER OF CONTACT PERSON(S) Tom McCaleb (405) 232-7715 BEST TIME TO CALL: M-F 8-5 |

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located West side of 12th Ave NE
and north of Tecumseh Road.

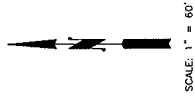
and containing approximately 61.67 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Existing property is zoned PUD. This application is for a revised Preliminary Plat and PUD Amendment to remove 5.97 acres from C-1 uses and make use allowed on the 5.97 acres R-1, Single Family. This change will modify the commercial corner from 11.47 acres to 5.51 acres. This application will also amend the NORMAN 2025 from Commercial Designation to Low Density Residential Designation for that 5.97 acres.

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| OFFICE | This proposed development will necessitate (check all that apply): | | Items submitted: | | Concurrent Planning Commission Review Requested: <u>X</u> Received on: <u>10/5/15</u> at _____ a.m./p.m. by <u>mt</u> |
| | <input checked="" type="checkbox"/> 2025 Plan Amendment | <input type="checkbox"/> Growth Boundary | <input checked="" type="checkbox"/> Deed or Legal Description | <input checked="" type="checkbox"/> Radius Map | |
| | <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Certified Ownership List | <input checked="" type="checkbox"/> Written description of project | |
| | <input type="checkbox"/> Rezoning to _____ District(s) | <input type="checkbox"/> Special Use for _____ | <input checked="" type="checkbox"/> Preliminary Development Map | <input checked="" type="checkbox"/> Greenbelt Enhancement Statement | |
| US E | <input checked="" type="checkbox"/> Preliminary Plat <u>Red Canyon Ranch</u> (Plat Name) | <input type="checkbox"/> Norman Rural Certificate of Survey (COS) | <input checked="" type="checkbox"/> Filing fee of \$125.00 | Current Zoning: <u>PUD</u> | |
| | <input type="checkbox"/> Commercial Communication Tower | | Current Plan Designation: <u>Low Density Res & Commercial</u> | | |

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



* FOR COMPLETE DRAINAGE CALCULATIONS
SEE DRAINAGE REPORT. ALL STORM
SEWER PIPES SHOWN ARE RCP
(EQUIVALENT CMP WILL BE ALLOWED)

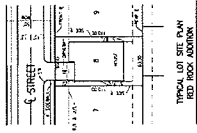
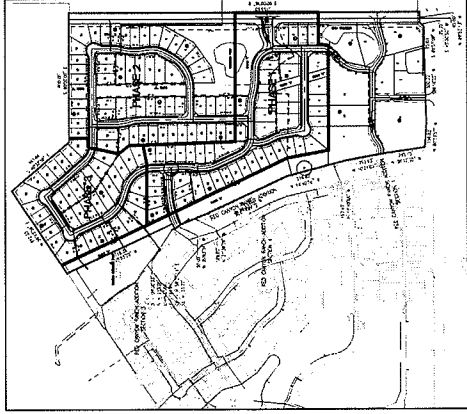
OWNER / DEVELOPER
SWEETGRASS COMMUNITIES, L.L.C.
1320 N. PORTER
NORMAN, OKLAHOMA 73071

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|---|--|----|------|
| 1 | Revision | by | Date |
| 1 | REVISION OF AUTOMATION NO. 44 EXP. 6/20/17 | | |

PRELIMINARY
SITE PLAN

1006

A PLANNED UNIT DEVELOPMENT
A PART OF THE S.E. 1/4, SECTION 8, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



1. FIRE INSURANCE WILL BE LOCATED AND RATED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF HAWAII STANDARDS AND SPECIFICATIONS.
2. ALL STRUCTURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF HAWAII STANDARDS AND SPECIFICATIONS.
3. RETE UP DRAINAGE REPAIR FOR SPECIFIC DATA.
4. SET TRING APPLICATION FOR EXISTING & PROPOSED ZONING CLASSIFICATIONS.
5. ALL PROPOSED SWIMWAY LINES ARE 8'-0" EXCEPT AS NOTED.
6. ALL PROPOSED BUILDINGS ARE 8'-0" EXCEPT AS NOTED (SUBJECT TO VARIANCE).
7. ALL ISLANDS OR LOTS WITH STREET FRONTAGE AND ALL CORNER LOTS WITH THE DEVELOPMENT WILL BE THE PROPERTY UNDER ASSOCIATION OF THE SOUTH SHORE DEVELOPMENT.

OWNER / DEVELOPER
SWEETGRASS COMMUNITIES, L.L.C.
1320 N. PORTER
NORMAN, OKLAHOMA 73071

PRELIMINARY PLAT

PRELIMINARY PLAN
RED CANYON RANCH
A PLANNED UNIT DEVELOPMENT
121TH AVE. N.E. & TECUMSEH RD.
NORMAN, OKLAHOMA

[illegible]

PROJECT NO. 44726
DATE: 10/09/13
SCALE: 1" = 10'
DRAWN BY: C.D.
CHECKED BY: L. MOULTON
P.L. NUMBER: 1411

PRELIMINARY PLAT

SHEET NO.
1